



Retail Opportunity in San Marco

1418-1430 San Marco Blvd | Jacksonville, FL 32207



San Marco & Southbank

Located just minutes away from Downtown Jacksonville is the historic neighborhood of San Marco. Known for its riverfront mansions, upscale boutiques, local bookstores, chic bistros, and craft bars and breweries, this area has become one of Metropolitan Jacksonville's trendiest shopping and dining destinations.

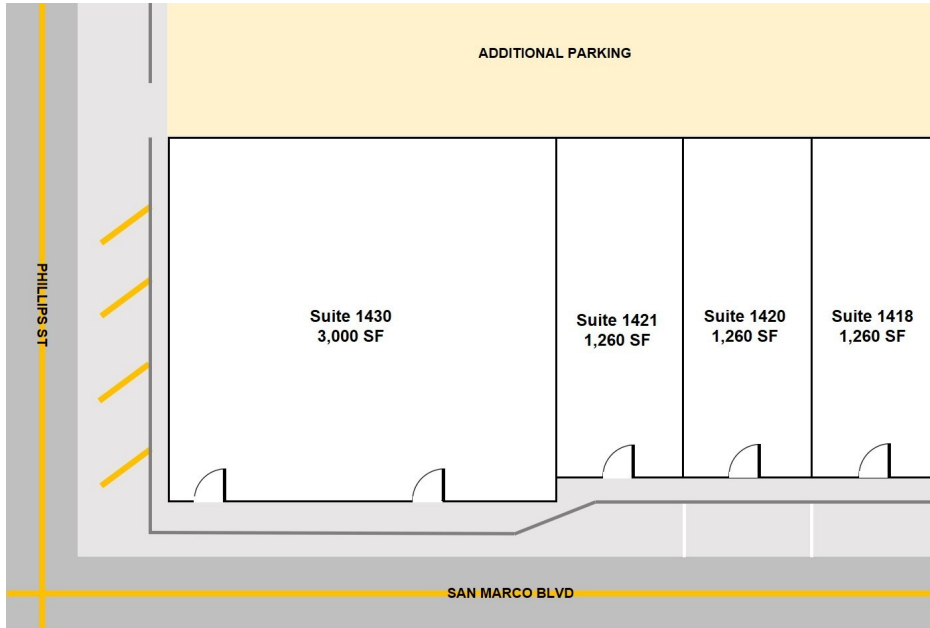
San Marco and the neighboring Southbank district are undergoing a transformation which will add close to 2,000 residential units to the area within the next few years. Just over the bridge from downtown and historic Riverside, this retail opportunity is in the heart of the city's culture and trade scenes and is only blocks away from the brand new MD Anderson Cancer Center, Baptist Medical Center Downtown, Jacksonville Orthopaedic Institute, and Nemour's and Wolfson's Children's Hospitals.

This retail center includes one 3,000 SF end-cap 2nd generation restaurant and two adjacent suites. The suites can be combined for up to 6,780 SF, and feature frontage on San Marco Blvd., the main street for this area's retail corridor.

Nearby retailers include Matthews, Maple Street Biscuit Co., Taverna, Bold Bean Coffee Roasters, The Bearded Pig, Panera, Rue Saint-Marc, Metro Diner, Town Hall, BB's, Aardwolf Brewery and many more.



Lease Details



Property Overview

1418-1430 San Marco Blvd. is a retail opportunity located in the densely populated and desirable sub-market of San Marco in Jacksonville. Including one end-cap 2nd generation restaurant, and three adjacent suites, this property features on-site parking and frontage on busy San Marco Blvd. The turnkey restaurant space features a built-out kitchen with hood system, walk-in cooler/freezer and open floor plan.

Property Highlights

- Multiple retail suites including a 2nd generation end-cap restaurant available in Jacksonville's desirable San Marco sub-market
- Zoned CCG-2
- Only a few blocks away from the MD Anderson Cancer Center, Baptist Health Medical Center, Jacksonville Orthopedic Institute, and Nemour's and Wolfson's Children's Hospitals
- Offers great curb appeal and frontage on San Marco Blvd which sees 17,339 VPD
- Easy access to I-95 on-ramps, and Main Street and Acosta bridges
- High income in surrounding residential area

Lease Details

Available Space	Size	Lease Rate
1430 San Marco Blvd.	3,000 SF	\$20.00/SF NNN
1421 San Marco Blvd.	1,260 SF	\$18.00/SF NNN
1418 San Marco Blvd.	2,520 SF	\$18.00/SF NNN

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The District
950 Residential Unit/Mixed-use Development



San Marco Crossing
485 Residential Unit Development



Venture Residential Project
185 Residential Unit Development



Publix Development
Retail/Residential Development



Nearby Developments

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Google

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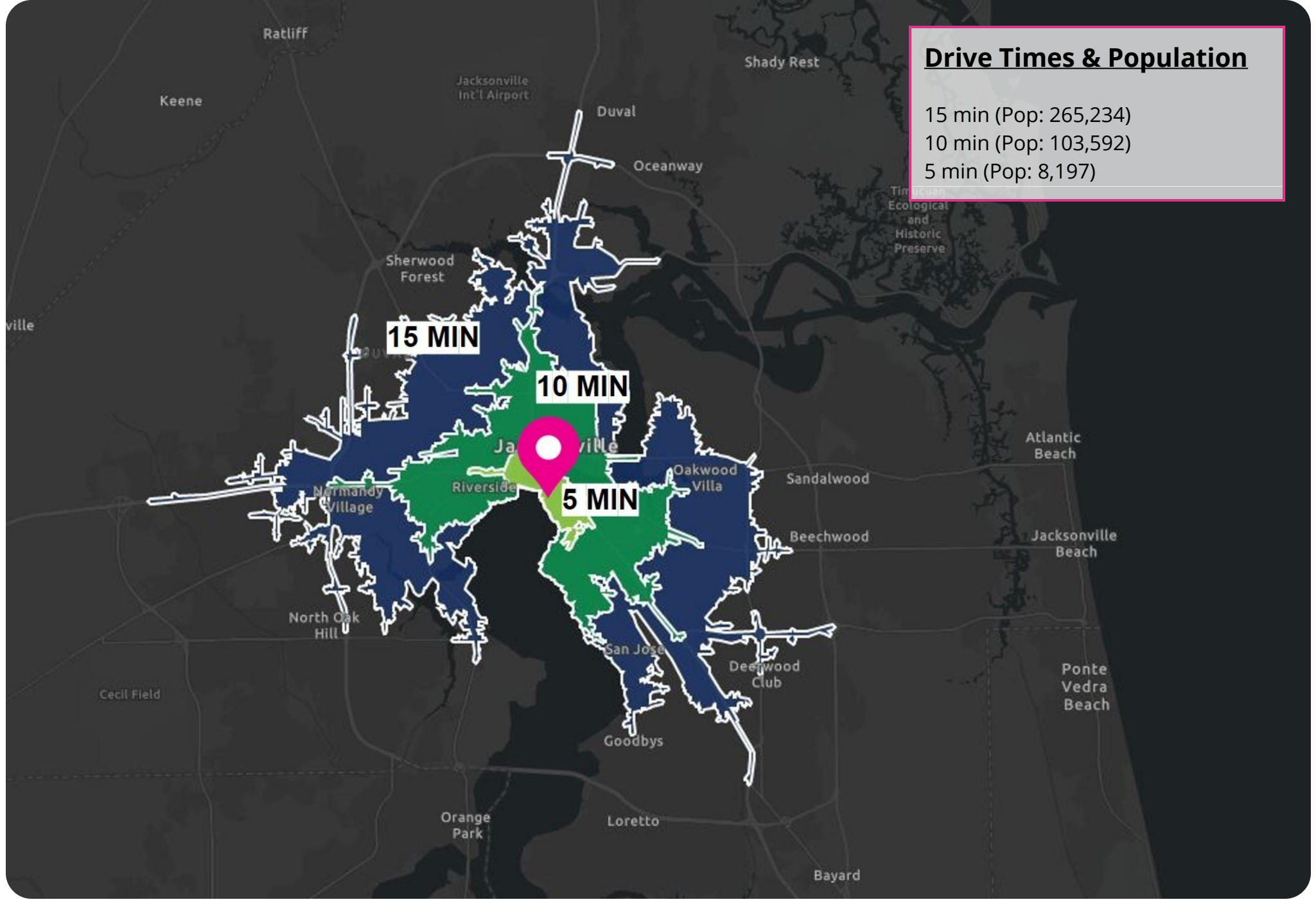
Retailer Map

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Drive Times & Population

- 15 min (Pop: 265,234)
- 10 min (Pop: 103,592)
- 5 min (Pop: 8,197)





Demographics

	1 Mile	3 Miles	5 Miles
2019 Population	4,080	69,796	197,117
2024 Projected Population	4,588	73,193	205,154
2019 Number of Households	2,412	29,484	81,420
2024 Projected Number of Households	2,698	31,150	84,859
Average Household Income	\$84,688	\$62,565	\$57,881
Workplace Employees	25,191	121,432	188,024
Median Age	41.4	39.5	39.3

LIFESTYLE SEGMENT

48.2%

YOUNG PROFESSIONALS
Median Age: 29.8

LIFESTYLE SEGMENT

26.3%

CITY DWELLERS
Median Age: 39.4

About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a full **service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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